

July 14th, 2020 CHAP Hearing

City of Baltimore Commission for Historical and Architectural Preservation



Briefing Session:

- Monthly Statistics
- Helpful Information for Virtual Hearings



Briefing Session

June 2020

Authorizations to Proceed: 73

Tax Credit Preliminary Approvals: 15

Tax Credit Final Certifications: 30

Total Investment through the Tax Credit in May: \$14,855,540



Briefing Session

OFFIT ADVISORS MURAL AT
226 EAST EAGER STREET, BALTIMORE, MD



PROJECT SHEET DRAWING

This drawing is not intended to be used for construction or fabrication purposes. All content is subject to change, and all dimensions are to be verified in the field by the contractor.

DIMENSIONS		
NO.	SIZE	DESCRIPTION
1	10' x 10'	10' x 10' square
2	10' x 10'	10' x 10' square
3	10' x 10'	10' x 10' square
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REVISIONS		
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8	10/10/2020	10' x 10' square
9	10/10/2020	10' x 10' square
10	10/10/2020	10' x 10' square

PO BOX 14 GUNPOWDER, MD 21111
TEL: 410.818.7800

CLIENT
OFFIT ADVISORS

PROJECT NAME
OFFIT ADVISORS MURAL

PROJECT LOCATION
226 E. EAGER STREET
BALTIMORE, MD 21202

SCALE
NOT TO SCALE

DATE
2020.06.16

DRAWN BY
SL

PROJECT NO.
19-010207

A.001
Mural Design



Helpful Information for Virtual Hearings



The PowerPoint is available on the CHAP
Website: <https://chap.baltimorecity.gov/july-14-2020>

- BLUE = ENGAGED / ON
- BLACK = DISENGAGED / OFF
- RED = MICROPHONE IS OFF (always, unless you are speaking)
CAMERA IS OFF

YOUR MICROPHONE

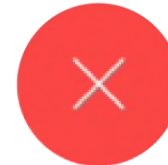
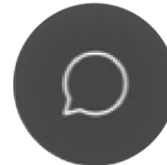
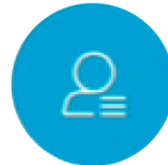
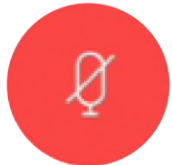
YOUR VIDEO

PARTICIPANTS

CHAT

MORE OPTIONS

LEAVE MEETING





Raise Hand



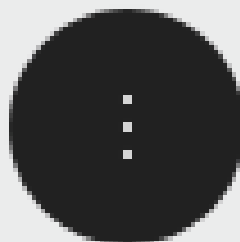
Feedback



Audio connection

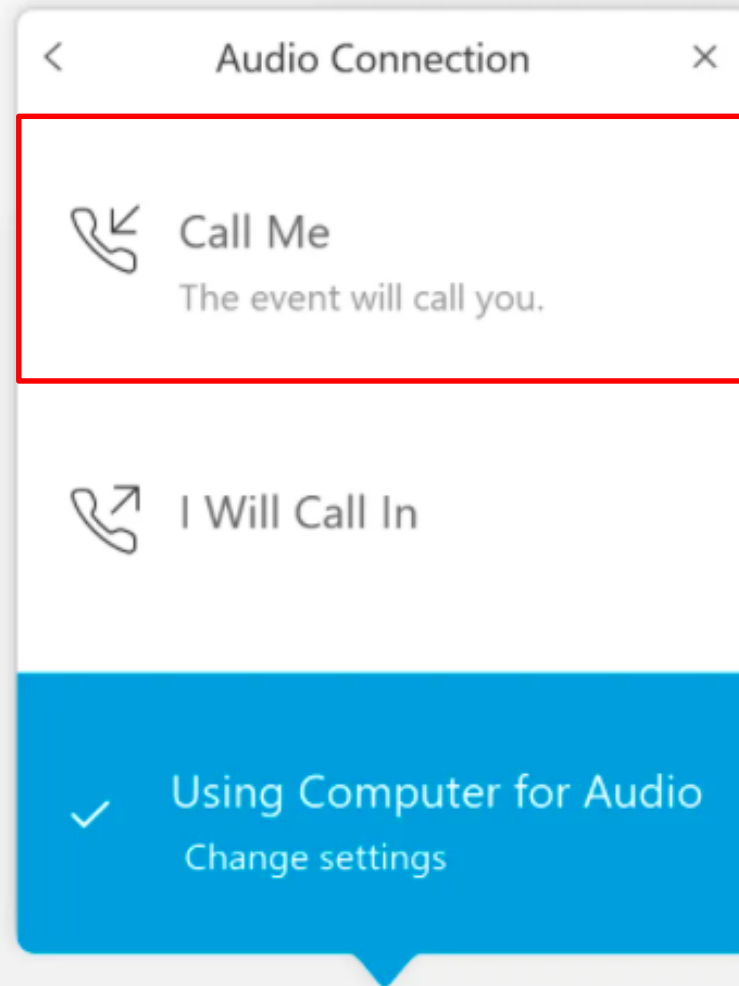


Switch to desktop app

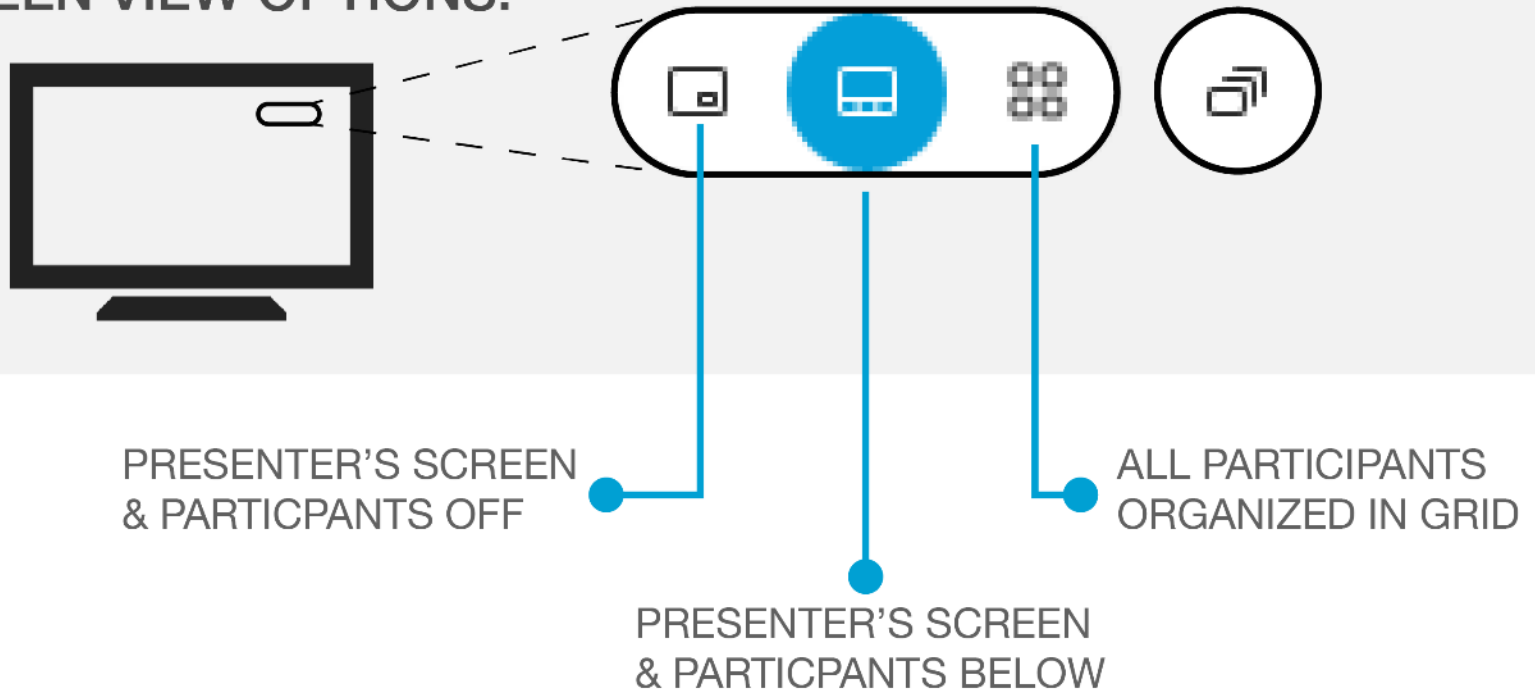


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- Select "Audio Connection"
- Select "Call Me"
- Agree to switch when dialogue box appears
- Mute your computer speakers to prevent feedback.



SCREEN VIEW OPTIONS:



● BLUE = ENGAGED / ON



BEST PRACTICES FOR VIDEO CONFERENCE PUBLIC MEETINGS

1. Identify yourself before you speak.
2. Mute yourself when you are not speaking.
3. Mute your computer speakers if you are connecting by phone.
4. Speak slowly and clearly.
5. Be present- don't multitask.
6. Be patient with yourself and others.



KEYS FOR THE HEARING

1. Eric will be leading a roll call vote.
2. State your name when you are making a motion or a second.
3. The chair should restate the motion prior to voting.



TAKING PUBLIC TESTIMONY

1. Staff will be coordinating the public testimony. Please be patient.
2. If you are connecting online please use the raise your hand function to indicate that you wish to testify.
3. Each speaker must state their name prior to speaking.
4. Users who call in will be identified by the first 6 digits of your phone number and will be unmuted by the host one-by-one. If you do not wish to testify please say so when you are unmuted.
5. Attendees will hear two beeps when they are unmuted.



July 14th, 2020 CHAP Hearing

City of Baltimore Commission for Historical and Architectural Preservation



Approval of Minutes

June 2020



CONSENT AGENDA



CONSENT AGENDA

1511-13 Eastern Avenue (Fells Point Historic District)

Request: Concept Review - Construct rear addition

Applicant: Branden Chasen

Architect: Josh Nicodemus/ NW2

Staff: Eddie Leon

Staff Recommendation: Concept Approval

505 South Durham Street (Fells Point Historic District)

Request: Concept Review - Construct 3rd story rear addition

Applicant: Andrew Crummey

Architect: Carballo Architecture

Staff: Eddie Leon

Staff Recommendation: Concept Approval



JULY 14, 2020 - CHAP Hearing

City of Baltimore Commission for Historical and Architectural Preservation



106 S. Stricker Street - Paint mural on unpainted brick side elevation

REQUEST: Paint mural on unpainted brick side elevation

APPLICANT/OWNER: Kelly Burke

STAFF: Walter W. Gallas, AICP

RECOMMENDATION: Approval

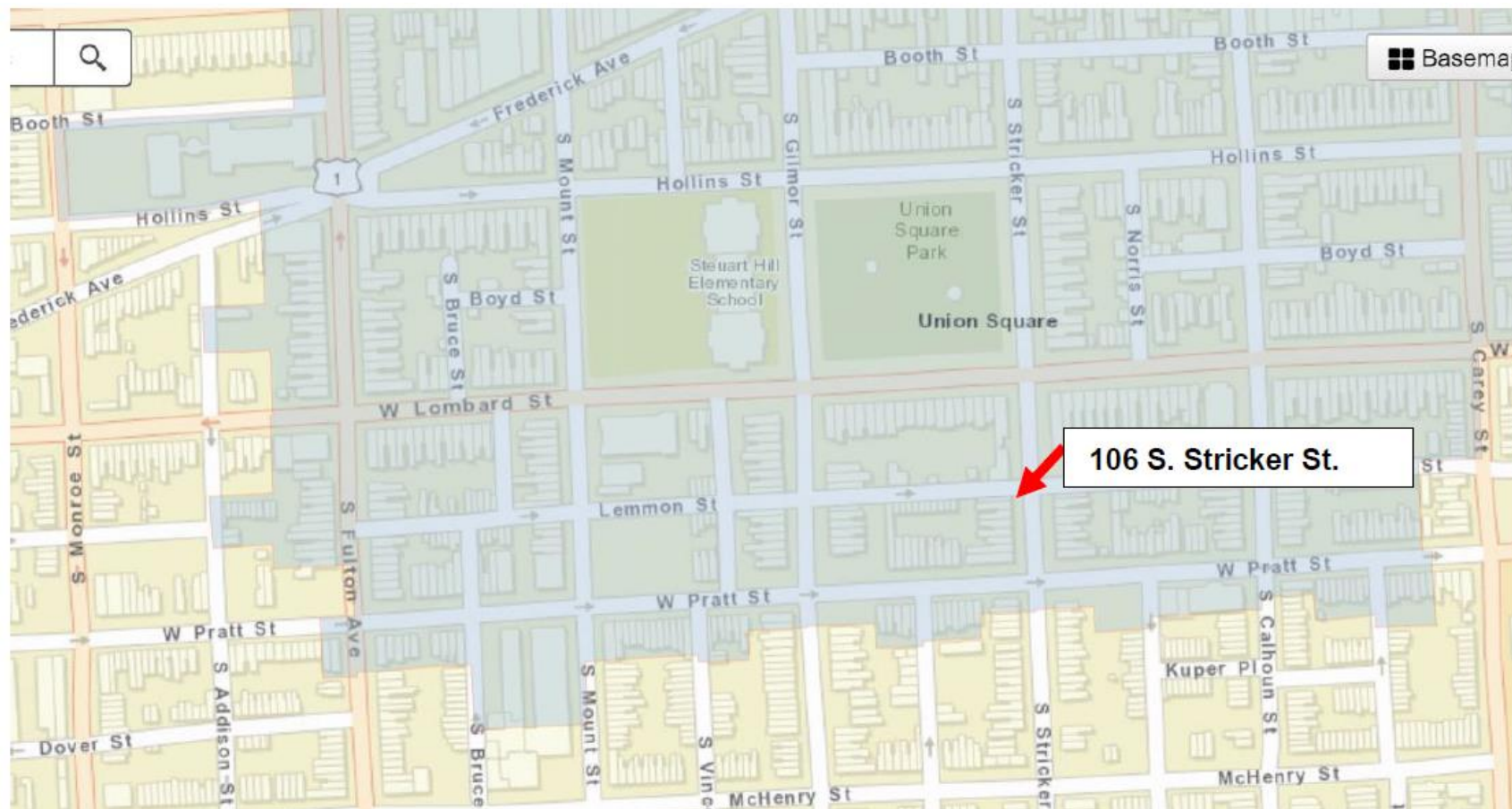


106 S. Stricker Street - Paint mural on unpainted brick side elevation

SITE/HISTORIC DISTRICT



106 S. Stricker Street - Paint mural on unpainted brick side elevation



106 S. Stricker Street in the Union Square Historic District



106 S. Stricker Street - Paint mural on unpainted brick side elevation



106 S. Stricker Street at Lemon Street looking west and north, Google street view, June 2019



106 S. Stricker Street - Paint mural on unpainted brick side elevation



106 S. Stricker Street with side elevation at Lemmon Street - July 1, 2020



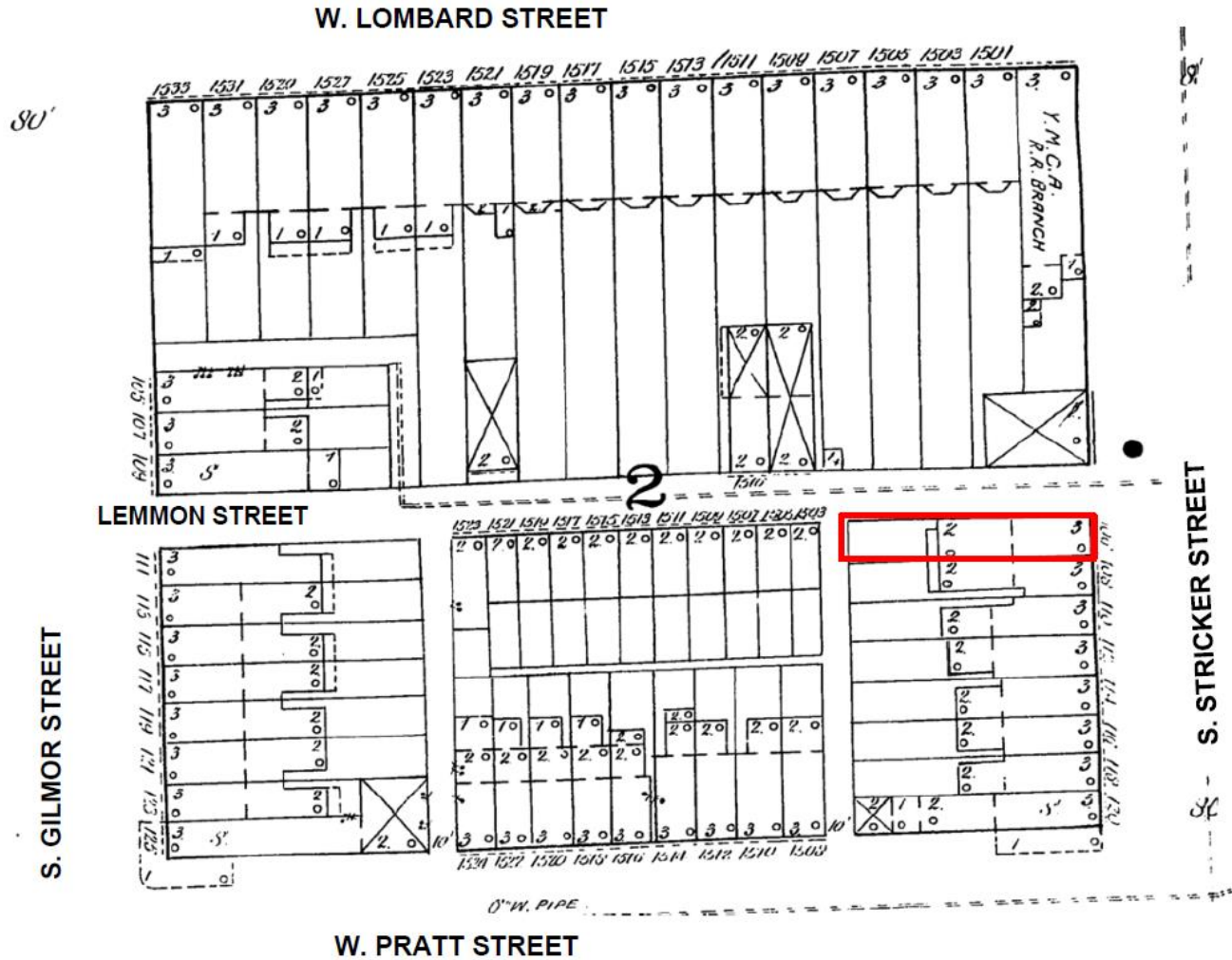
106 S. Stricker Street - Paint mural on unpainted brick side elevation



106 S. Stricker Street and street looking south – July 1, 2020



106 S. Stricker Street - Paint mural on unpainted brick side elevation



106 S. Stricker, 1890 Sanborn Map



BACKGROUND



106 S. Stricker Street - Paint mural on unpainted brick side elevation

PROPOSAL



106 S. Stricker Street - Paint mural on unpainted brick side elevation



106 S. Stricker Street – Proposed mural



106 S. Stricker Street - Paint mural on unpainted brick side elevation



Artist's work in DC location



106 S. Stricker Street - Paint mural on unpainted brick side elevation



Mural image on painted board



106 S. Stricker Street - Paint mural on unpainted brick side elevation

APPLICATION OF GUIDELINES



106 S. Stricker Street - Paint mural on unpainted brick side elevation

Chapter 6: Design Guidelines for Artistic Expression

6.1 General Guidelines

- Alterations made to historic buildings for arts-based projects should be reversible and not damage historic architectural features.
- Existing historic architectural details on primary facades should not be altered, covered over, or diminished by arts-based projects.



106 S. Stricker Street - Paint mural on unpainted brick side elevation

6.2 Paint

- In most cases, masonry elevations that were not historically painted should not be painted.
- ...broad range of colors and schemes...as long as paint scheme does not overwhelm the historic character of the ... surrounding area.
- In most cases do not place murals on primary facades... Side facades ... are appropriate for murals as long as they do not conceal... significant architectural details... Review is limited to the location of murals; content of proposed murals is not within CHAP purview.
- ... painted on previously painted surfaces to avoid damage to historic brickwork. ... materials that can be removed without using destructive methods....
- When painting masonry is approved, appropriate vapor-permeable masonry paint must be used. Examples ...lime wash paint, silicate mineral paint, or acrylic latex paint.



106 S. Stricker Street - Paint mural on unpainted brick side elevation

NEIGHBORHOOD COMMENTS



ANALYSIS



106 S. Stricker Street - Paint mural on unpainted brick side elevation



106 S. Stricker Street – Proposed mural



106 S. Stricker Street - Paint mural on unpainted brick side elevation

RECOMMENDATION

Staff recommends approval of the mural.



JULY 14, 2020 - CHAP Hearing

City of Baltimore Commission for Historical and Architectural Preservation



1410 Hollins Street - Retain board-and-batten shutters installed without permit

REQUEST: Retain board-and-batten shutters installed without permit

OWNER/APPLICANT: Donnell Nance

STAFF: Walter W. Gallas, AICP

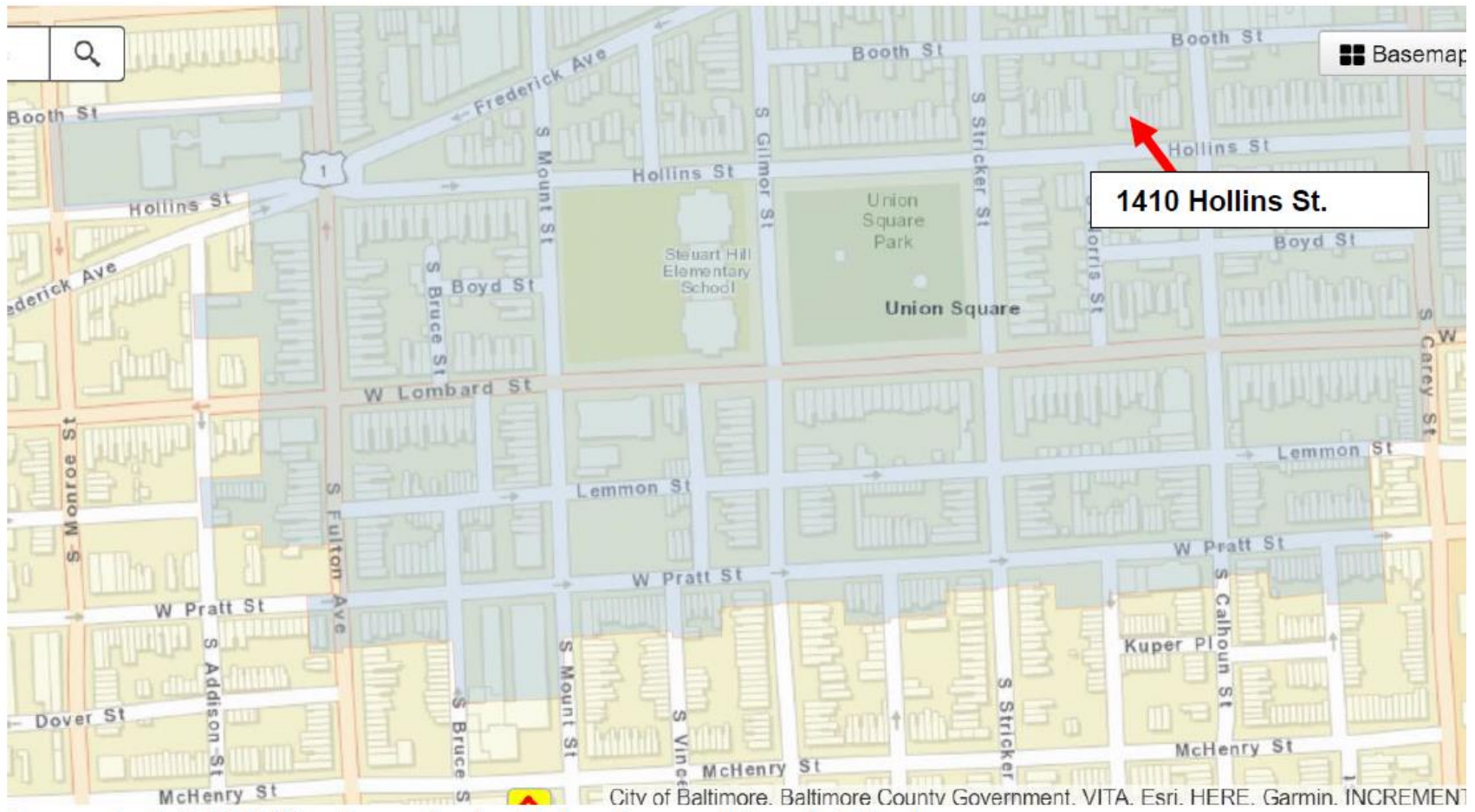
RECOMMENDATION: Disapproval; recommend relocation to rear



SITE/HISTORIC DISTRICT



1410 Hollins Street - Retain board-and-batten shutters installed without permit



1410 Hollins Street in the Union Square Historic District



1410 Hollins Street - Retain board-and-batten shutters installed without permit



1410 Hollins Street- Aerial View looking north, December 12, 2015



1410 Hollins Street - Retain board-and-batten shutters installed without permit



1410 Hollins Street- Google Street View, July 2019



1410 Hollins Street - Retain board-and-batten shutters installed without permit



1410 Hollins (right, arrow) and 1412 Hollins (left with Formstone), Google Street View, July 2019



1410 Hollins Street - Retain board-and-batten shutters installed without permit



South side of 1400 Block Hollins Street, Google Street view, July 2019



1410 Hollins Street - Retain board-and-batten shutters installed without permit



North side of 1400 Block Hollins Street, Google Street view, July 2019



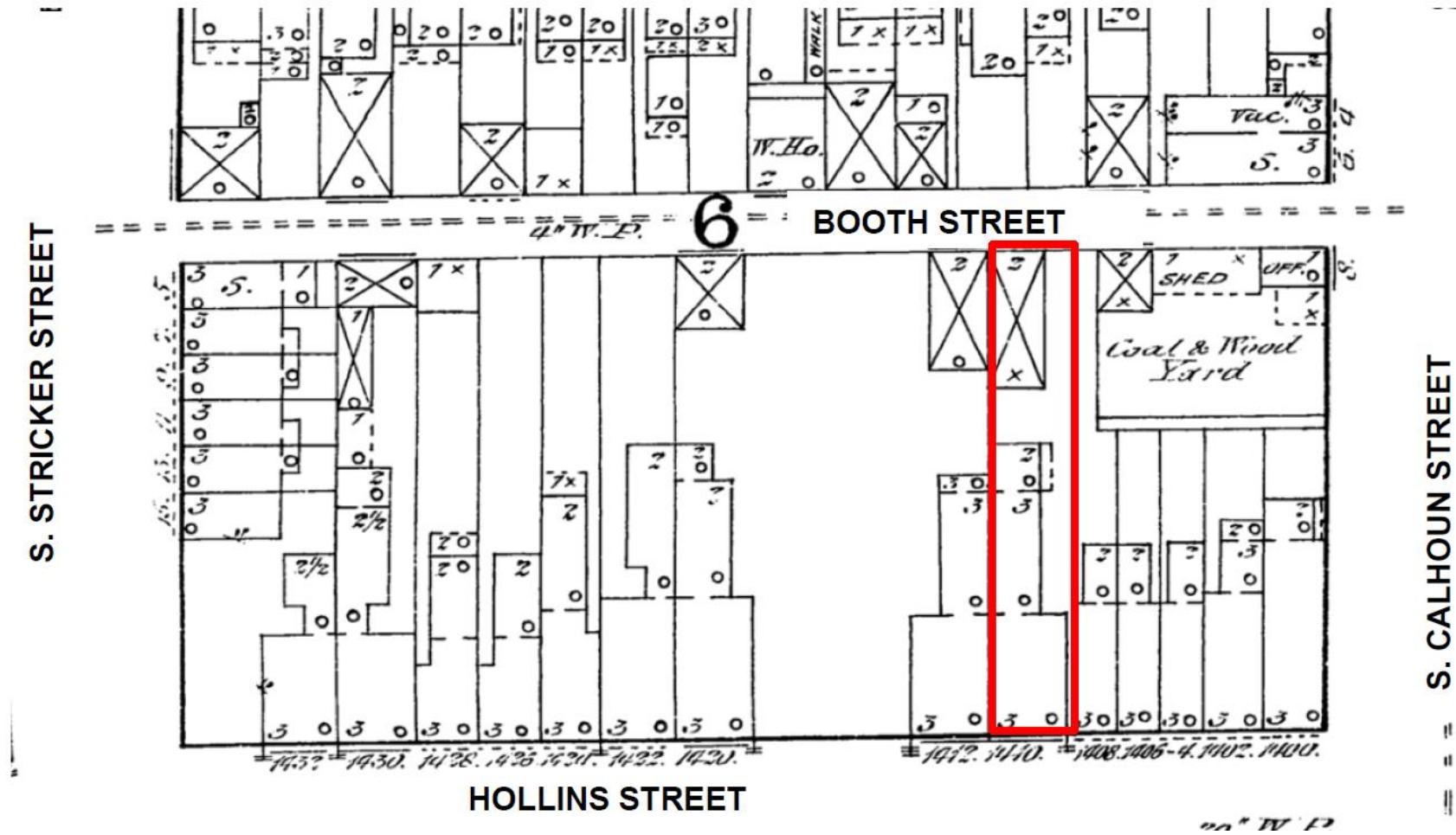
1410 Hollins Street - Retain board-and-batten shutters installed without permit



1410 Hollins Street (arrow) and development around Union Square Park, 1869, E. Sachse & Co's. *birds eye view of the city of Baltimore*



1410 Hollins Street - Retain board-and-batten shutters installed without permit



1410 Hollins Street, 1890 Sanborn Map



BACKGROUND



1410 Hollins Street - Retain board-and-batten shutters installed without permit



1410 Hollins Street – November 1, 2019



1410 Hollins Street - Retain board-and-batten shutters installed without permit



1410 Hollins Street, July 1, 2020



PROPOSAL



1410 Hollins Street - Retain board-and-batten shutters installed without permit

APPLICATION OF GUIDELINES



1.7.1 Windows - General

- Use physical, photographic or historical evidence to reconstruct missing window element, such as architraves, hoodmolds, sash, sills, and interior or exterior shutters and blinds. Reconstruct elements with materials to match the original or, if that is not possible, with a compatible substitute material.



1410 Hollins Street - Retain board-and-batten shutters installed without permit



1410 Hollins Street, Google Street View, December 2007



1410 Hollins Street - Retain board-and-batten shutters installed without permit



1410 Hollins Street- Google Street View, August 2009



1410 Hollins Street - Retain board-and-batten shutters installed without permit



1410 Hollins Street, July 1, 2020



NEIGHBORHOOD COMMENTS



ANALYSIS



1410 Hollins Street - Retain board-and-batten shutters installed without permit

RECOMMENDATION

Staff recommends disapproval of the shutters at the front façade and recommends utilizing them at the rear of the house or on the carriage house.



July 14th CHAP Hearing

City of Baltimore Commission for Historical and Architectural Preservation



214 West Mulberry Street (Howard Street Commercial Historic District)

REQUEST: Partial rehabilitation of the historic building.
Replace the rear slope of the roof with a steel trellis.
Build new partial rear wall.

ADDRESS: 214 West Mulberry Street (Howard Street Commercial Historic District)

APPLICANT: Park Avenue Partners LLC

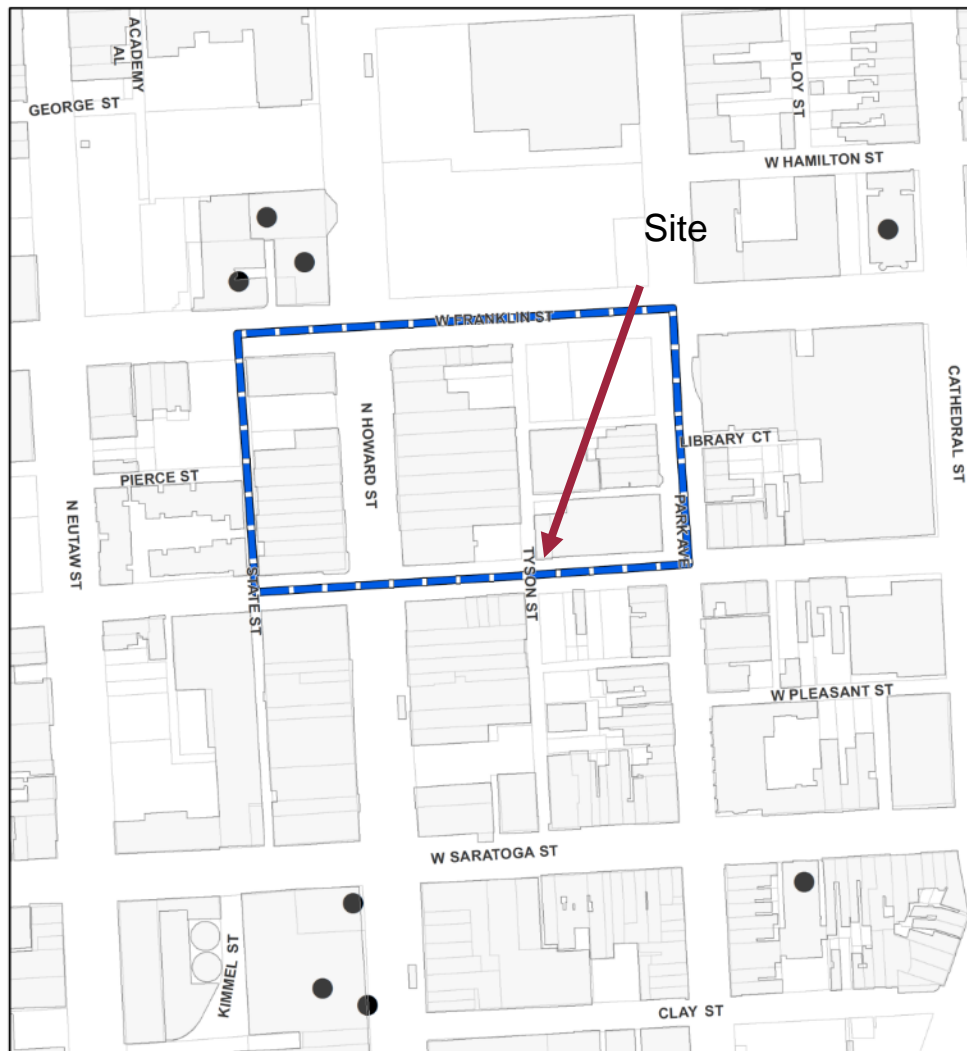
STAFF: Stacy Montgomery



SITE/HISTORIC DISTRICT



214 West Mulberry Street (Howard Street Commercial Historic District)



Howard Street Local Historic District



214 West Mulberry Street (Howard Street Commercial Historic District)



Site



214 West Mulberry Street (Howard Street Commercial Historic District)



214 West Mulberry Street (Howard Street Commercial Historic District)



214 West Mulberry Street (Howard Street Commercial Historic District)



214 West Mulberry Street (Howard Street Commercial Historic District)



214 West Mulberry Street (Howard Street Commercial Historic District)



214 West Mulberry Street (Howard Street Commercial Historic District)



BACKGROUND



214 West Mulberry Street (Howard Street Commercial Historic District)

BACKGROUND

- January 8, 2019: CHAP Commission determination that the property contributes to the historic district.
- February and March 2019 CHAP Hearings, the Commission reviewed the Demolition Hearing II - Determination of Substantial Hardship.
- March 2019 CHAP Commission approval of the retention of the front (gable) portion of the building and incorporation into the adjacent new development.



214 West Mulberry Street (Howard Street Commercial Historic District)

BACKGROUND

- May 14, 2019 Commission Hearing: Approval of the concept for the construction of a new, six-story, mixed-use building and the rehabilitation of a portion of the adjacent historic Martick's building.



214 West Mulberry Street (Howard Street Commercial Historic District)

BACKGROUND

- May 12, 2020, Commission Hearing: Disapproval of a request to replace the deteriorated roof with a steel trellis and install window frames without glazing in the openings on the upper stories of the building.



PROPOSAL & APPLICATION OF GUIDELINES



214 West Mulberry Street (Howard Street Commercial Historic District)

PROPOSAL

- Partial roof replacement
- Installation of open steel frame at rear roof slope and interior of building to support exterior walls
- Replacement of windows and doors
- Repointing interior and exterior brick work
- Building 1 story brick wall at rear of building
- Removal of remaining 2nd story rear brick wall
- Gutters, sloping interior floor and scuppers to handle water





Rendering of the Proposal

Baltimore City Department of Planning





Rendering of the Proposal

Baltimore City Department of Planning





214 West Mulberry Street

Baltimore City Department of Planning



ANALYSIS



214 West Mulberry Street (Howard Street Commercial Historic District)

ANALYSIS

To review the proposal, staff applied Chapter 1: Design Guidelines for Building Exteriors, specifically 1.1 Identifying and Preserving Historic Building Fabric, 1.2 Masonry, 1.7 Windows, 1.8 Roofing and Roof Drainage Systems.



214 West Mulberry Street (Howard Street Commercial Historic District)

1.1 Identifying and Preserving Historic Building Fabric

- *Identify and assess character-defining features when considering changes to a historic building. Retain character-defining features, such as roof shape, openings for doors and windows, and unique detailing, when repairing, maintaining, or altering a historic building.*
- *Replace architectural materials and features that are deteriorated beyond repair with new materials and features that visually match the original.*

The proposal partially meets these guidelines.



214 West Mulberry Street (Howard Street Commercial Historic District)

1.2 Masonry

- *Do not cut new openings or remove substantial portions of masonry walls.*
- *Prevent water from entering masonry walls by maintaining roof, building, and site drainage, and sound mortar joints.*

The proposal partially meets this guideline.



214 West Mulberry Street (Howard Street Commercial Historic District)

1.7 Windows

- *Replacement windows shall match the historic windows in size, type, configuration, form, detail, and overall appearance.*
- *Replicating the material of historic windows is always appropriate. Replacement windows in an alternative material may be considered if it adequately replicates the overall size, glazing, operation, finish, exterior profiles, and arrangement of the historic window.*
- *Replacement windows must fit properly within the original opening, and replicate the dimensions and profiles of the sash, frames and muntins.*

The proposal meets these guidelines.

The applicant will need to address how these windows will be treated on the interior to avoid moisture penetration.



214 West Mulberry Street (Howard Street Commercial Historic District)

1.8 Roofing and Roof Drainage Systems

- *Replace historic roofing materials with materials that match the existing roofing whenever possible.*
- *When in-kind replacement is not feasible, install alternative materials that are visually, physically, and chemically compatible with the historic roof materials. New materials must match historic materials in color, texture, size, shape, profile, and general appearance. The use of alternative roofing materials will be reviewed on a case-by-case basis.*

The proposal partially meets these guidelines.



HARDSHIP APPLICATION



214 West Mulberry Street (Howard Street Commercial Historic District)

HARDSHIP APPLICATION

The Rules & Regulations state: *“An applicant may request additional consideration when the denial of an Application for Authorization to Proceed will result in a substantial economic hardship.”*

The applicant's budget for the full rehabilitation of the property was close to \$800,000. The applicant expected \$300,000 of this to come from Project CORE funds, which are now not being awarded this year. As a result, the applicant has determined they must scale their plans in accordance with their smaller budget.



214 West Mulberry Street (Howard Street Commercial Historic District)

HARDSHIP APPLICATION

Value of Building and Land

- The applicant purchased the building on December 14, 2018, for \$100,000.
- The previous owner, Martick Property LLC, purchased the property from the Martick Family on 1/11/18 for \$70,000.
- SDAT lists the value of the land (\$33,500) and improvements (\$40,200) as \$73,700 as of 1/1/19.
- The lot is being consolidated with the adjacent empty lot at 400 Park Avenue, which has an assessed value of \$735,800.
- The applicant has stated that they are treating each of the buildings on the parcel they are developing as separate projects for budgeting and finance purposes.



214 West Mulberry Street (Howard Street Commercial Historic District)

HARDSHIP APPLICATION

Since the proposal does not meet the CHAP Guidelines, the applicant was asked to also provide the costs for mothballing the structure. Prior to the May 2020 CHAP hearing, the applicant obtained estimates from two contractors for three alternatives - their May proposal, mothballing the structure, and fully finishing the building. The costs have been updated for the current proposal:

Vendor	Project	Construction Costs	Total Costs
Old Town	Mothball	\$308,315.37	\$521,231.14
	Partial Roof	\$148,874.22	\$313,317.93
	Full Rehab	\$531,234	\$796,796



NEIGHBORHOOD COMMENTS



RECOMMENDATION



214 West Mulberry Street (Howard Street Commercial Historic District)

RECOMMENDATION

The proposed rehabilitation of the historic building does not fully meet Chapter 1 of the Historic Preservation Design Guidelines.

Staff recommends disapproval of the proposal.



July 14th CHAP HEARING

City of Baltimore Commission for Historical and Architectural Preservation



425 North Howard Street- Demolition Hearing I

REQUEST: Demolition Hearing One - Determination of Architectural Significance

ADDRESS: 425 North Howard Street (Howard Street Commercial Historic District)

STAFF: Stacy Montgomery

APPLICANT: HeLa Franklin LLC/Michael Burton



SITE/HISTORIC DISTRICT



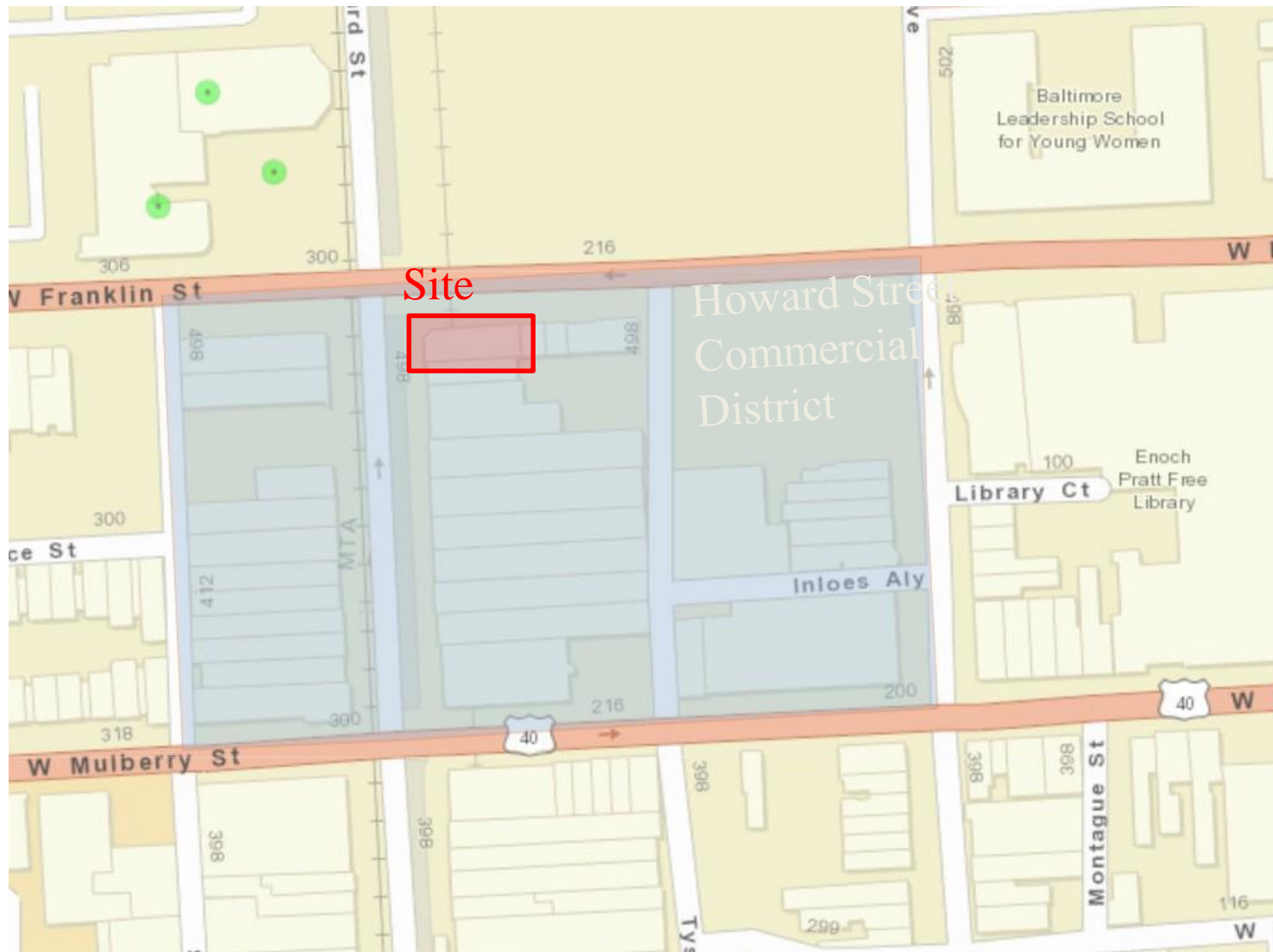
425 North Howard Street- Demolition Hearing I

JULY 14TH CHAP HEARING



425 North Howard Street- Demolition Hearing I

JULY 14TH CHAP HEARING



425 North Howard Street- Demolition Hearing I

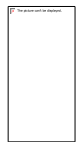


JULY 14TH CHAP HEARING



425 North Howard Street- Demolition Hearing I

JULY 14TH CHAP HEARING



425 North Howard Street- Demolition Hearing I

JULY 14TH CHAP HEARING



425 North Howard Street- Demolition Hearing I

JULY 14TH CHAP HEARING



425 North Howard Street- Demolition Hearing I

JULY 14TH CHAP HEARING



425 North Howard Street- Demolition Hearing I



425 North Howard Street- Demolition Hearing I

JULY 14TH CHAP HEARING



425 North Howard Street- Demolition Hearing I



JULY 14TH CHAP HEARING



BACKGROUND



425 North Howard Street- Demolition Hearing I

BACKGROUND

- 1998 -Baltimore City Purchased this property.
- 2015 -BDC issued an RFP that included this building.
- August 8, 2017 CHAP hearing: It was determined that 423 N Howard St and 223-225 W Franklin St contributed to the historic district and 217-219 and 221 W Franklin no longer contributed and could be demolished.
- September 12, 2017 CHAP hearing: applicant's economic hardship application was approved and so the demolition of the buildings at 423 N Howard St and 223-225 W Franklin St were approved for demolition.
- October 10, 2017 CHAP hearing: applicant granted concept approval for a new building that would incorporate the historic building at 425 North Howard Street.
- January 9, 2018 CHAP hearing: approval of the final design with conditions.
- October 9, 2018 CHAP hearing: approval of a new design for the new construction that would incorporate the historic building at 425 N Howard St.



425 North Howard Street- Demolition Hearing I

BACKGROUND



Building approved for demolition in 2017

Baltimore City Department of Planning



BACKGROUND



Rendering of the proposal from October 2017



BACKGROUND

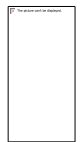


Revised Design Approved in October 2018

Baltimore City Department of Planning



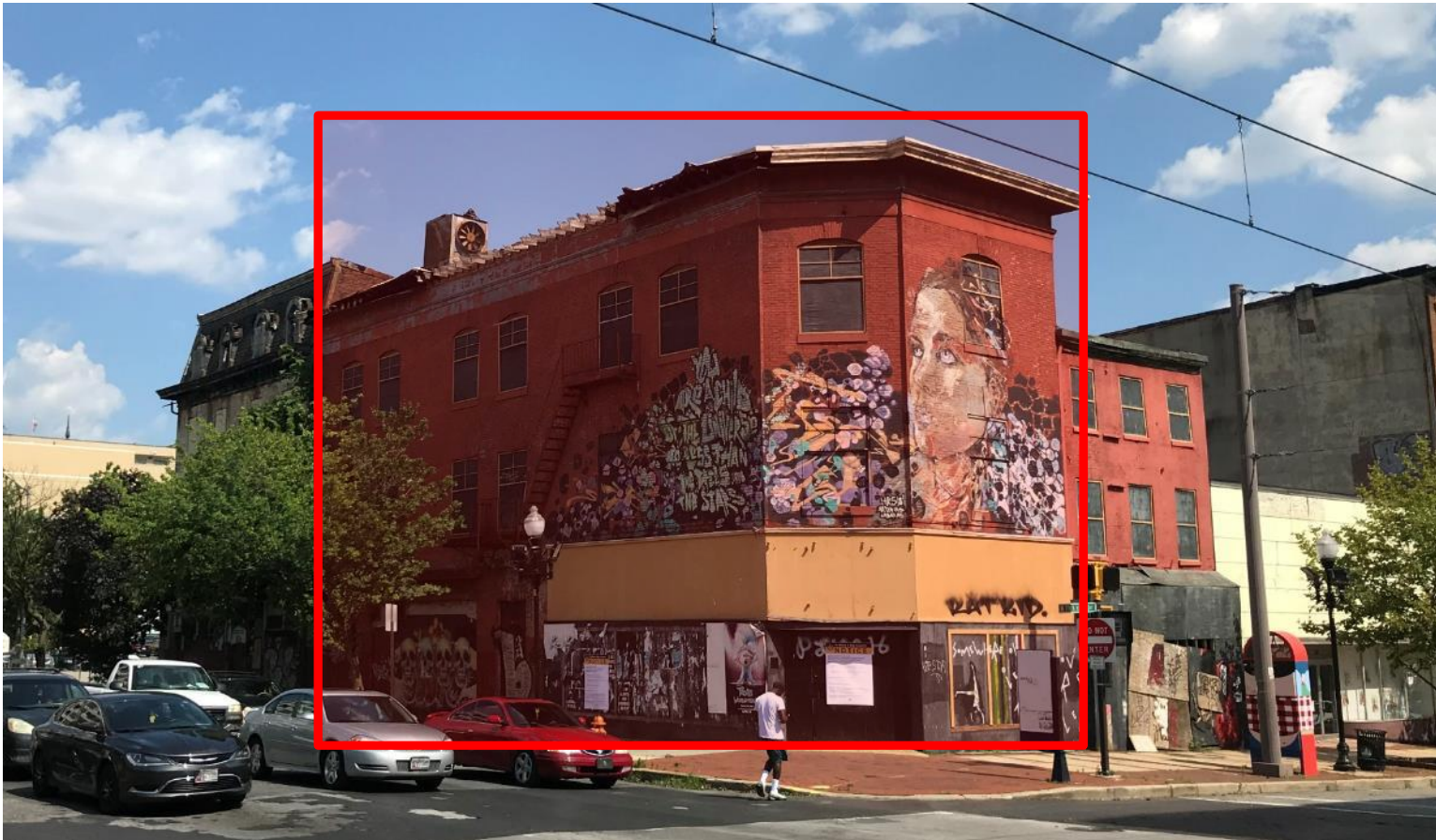
PROPOSAL



425 North Howard Street- Demolition Hearing I

PROPOSAL

The applicant proposes to demolish the building at 425 North Howard Street.



APPLICATION OF GUIDELINES



425 North Howard Street- Demolition Hearing I

Staff applied Section 3.6 Demolition Procedures of the *Baltimore City Historic Preservation Rules and Regulations*, specifically “Demolition Hearing One—Determination of Architectural Significance.”

3.6 DEMOLITION HEARING ONE-DETERMINATION OF ARCHITECTURAL SIGNIFICANCE

The first step in the demolition review process is a public hearing to determine if the building contributes to a local historic district or continues to meet standards for designation as a local landmark. At this hearing staff shall present the following:

1. The historical and/or architectural significance of the property;
2. The history of all structures on the property including the approximate dates of additions and significant alterations;
3. A determination of the historical and/or architectural significance of a structure’s additions, significant alterations, or ancillary buildings; and
4. Application of criteria for designation to the structure in question.



425 North Howard Street- Demolition Hearing I

3.6 DEMOLITION HEARING ONE-DETERMINATION OF ARCHITECTURAL SIGNIFICANCE (Continued)

A determination regarding the significance of the structure will be made prior to considering details of the demolition and hardship application, and any projects for new construction on the site. Doing so allows the Commission to determine the importance of the structure solely upon architectural and historical criteria.

If a structure does not meet the criteria or contribute to the historic character of a local district, then an Authorization to Proceed for demolition shall be issued.



HISTORY/ARCHITECTURAL SIGNIFICANCE—HISTORY OF STRUCTURES



425 North Howard Street- Demolition Hearing I



JULY 14TH CHAP HEARING



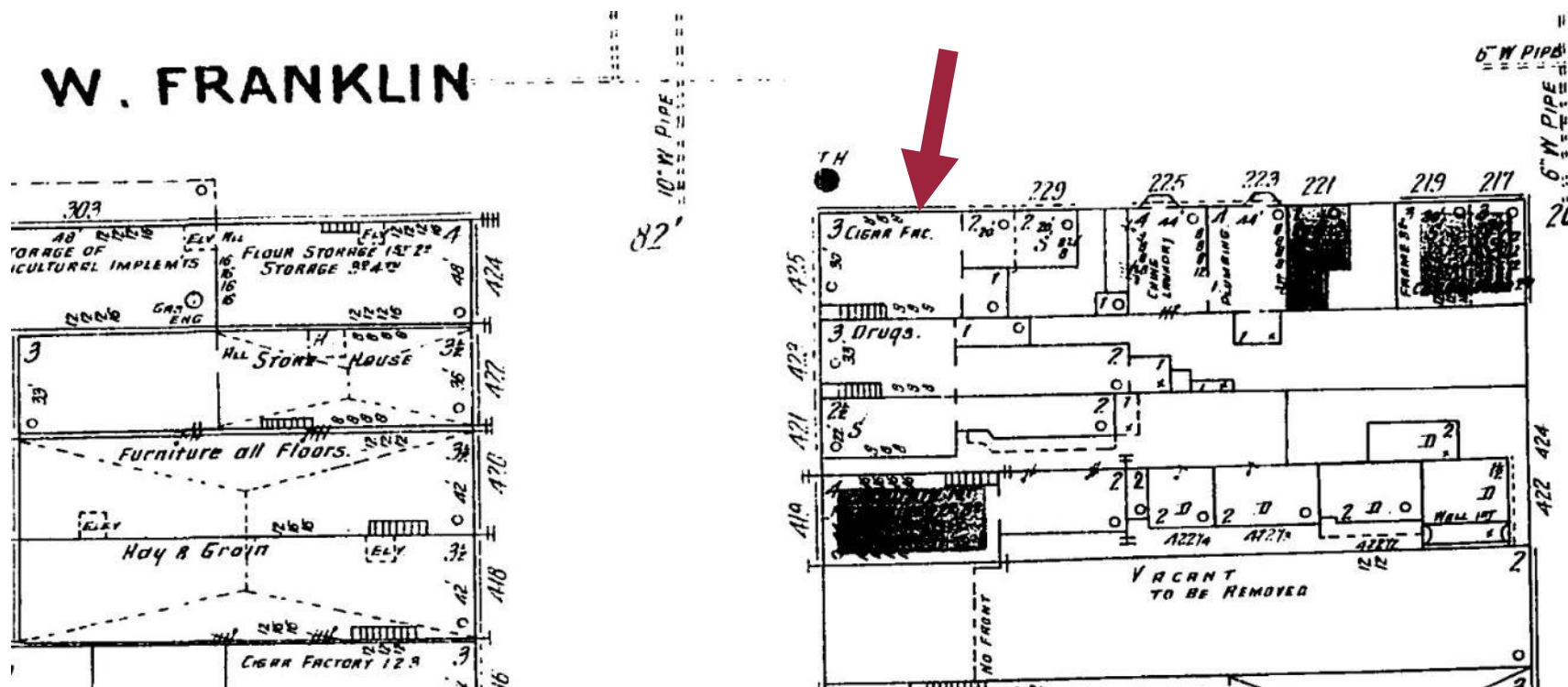
HISTORY





425 North Howard Street- Demolition Hearing I

JULY 14TH CHAP HEARING

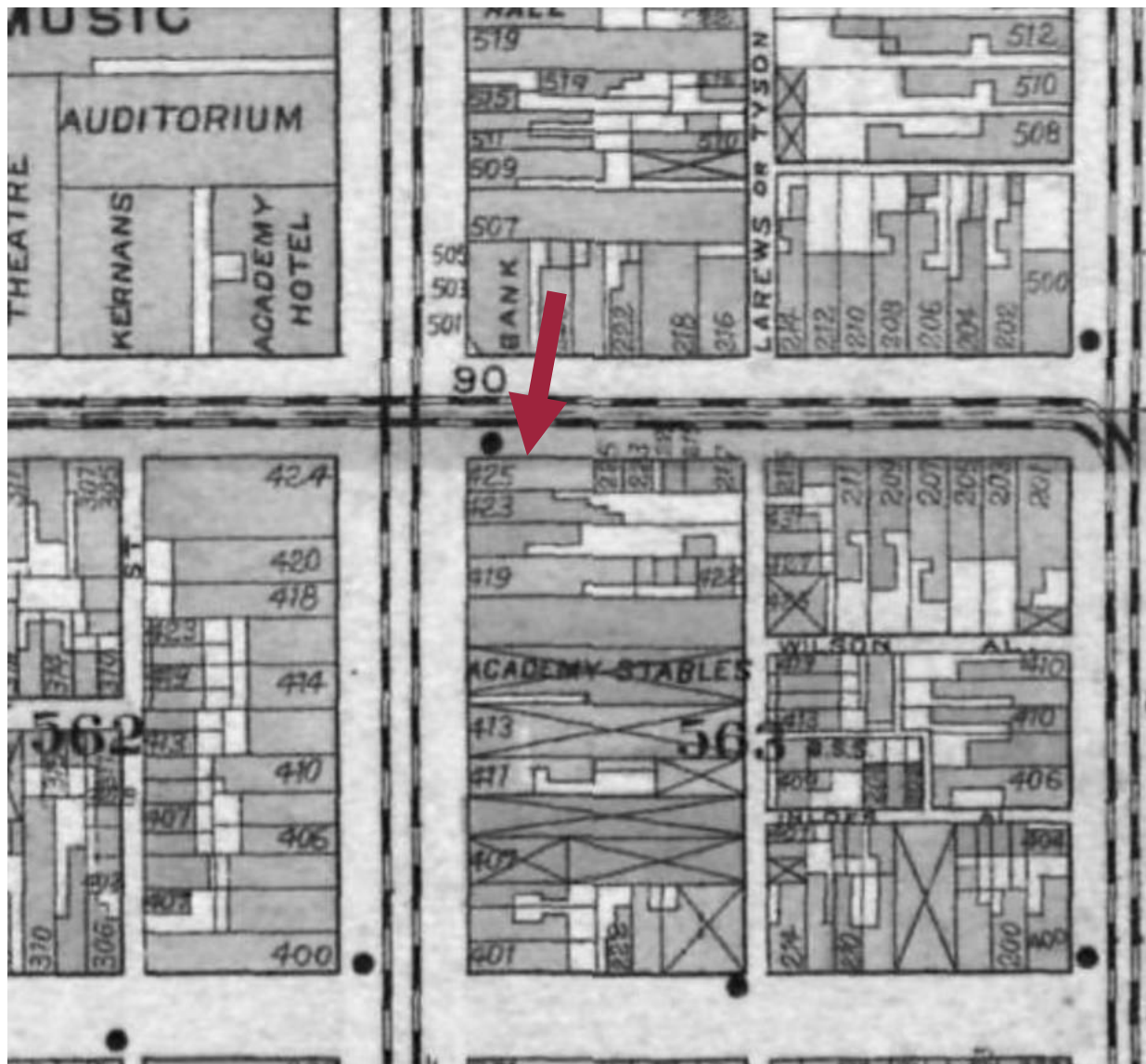


1902 Sanborn Fire Insurance Map



425 North Howard Street- Demolition Hearing I

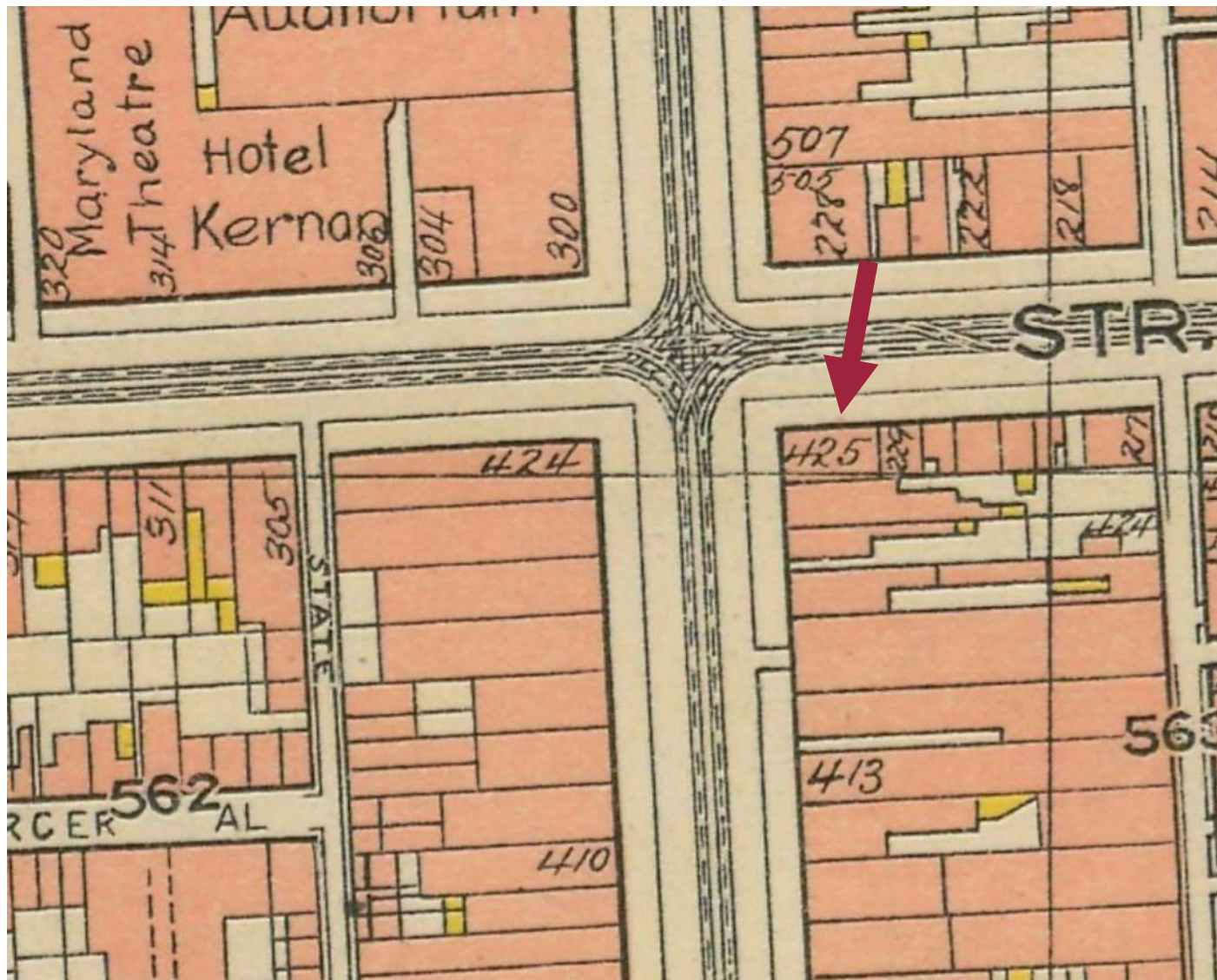
JULY 14TH CHAP HEARING



1906
Bromley
Map



425 North Howard Street- Demolition Hearing I




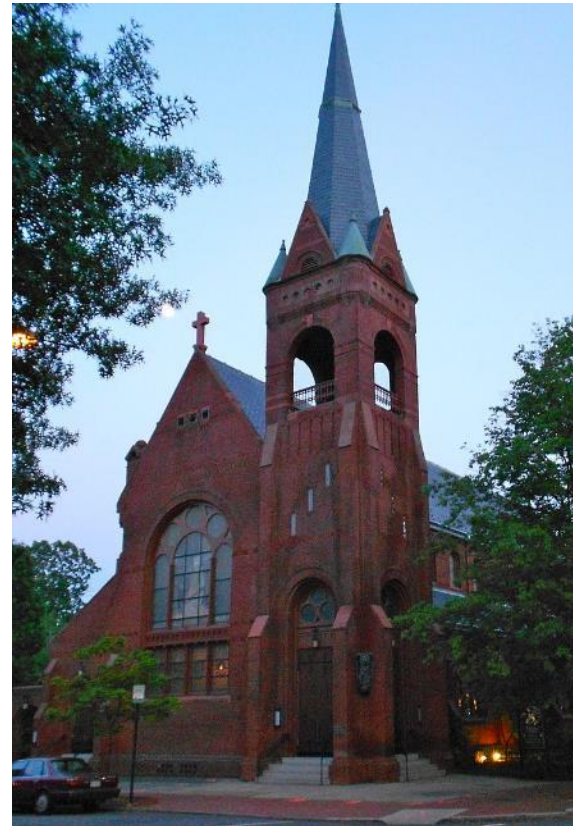
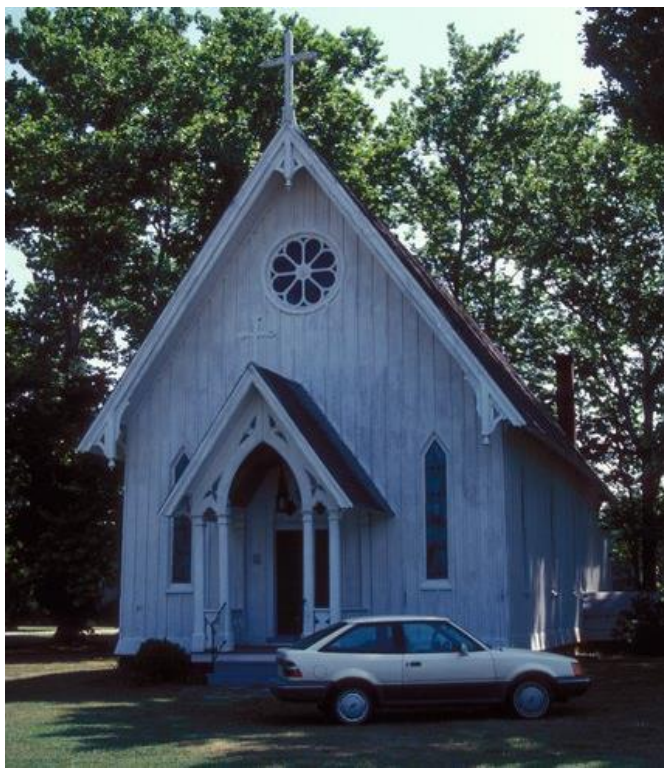
1914 Baltimore
City Topographical
Atlas



JULY 14TH CHAP HEARING



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JULY 14TH CHAPHEARING





CLOSE CORNER BUILDING

Baltimore, Md.

Howard & Franklin Sts.

DELICATESSEN

AND

RESTAURANT

SEA FOOD

SCHUNICK'S

ENJOY THE DIFFERENCE

DISTINCTIVE

NEVER CLOSED

VERNON 5408



SCHUNICK'S

FOUNTAIN

SERVICE

Howard & Franklin Sts.



ARCHITECTURAL HISTORY



425 North Howard Street- Demolition Hearing I

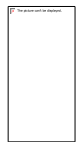


JULY 14TH CHAP HEARING



425 North Howard Street- Demolition Hearing I

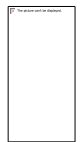
JULY 14TH CHAP HEARING



425 North Howard Street- Demolition Hearing I



CRITERIA



425 North Howard Street- Demolition Hearing I

2.2 CRITERIA FOR DESIGNATING DISTRICTS AND LANDMARKS

...[T]he Commission for Historical and Architectural Preservation will apply the following criteria in relation to the procedures for historic district and landmark designation.

CRITERIA FOR EVALUATION

The quality of significance in Baltimore history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, public interiors, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

1. That are associated with events that have made a significant contribution to the broad patterns of Baltimore history; or
2. That are associated with the lives of persons significant in Baltimore's past; or
3. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
4. That have yielded or may be likely to yield information important in Baltimore prehistory or history.



PRESENT CONDITIONS AND APPLICATION OF CRITERIA FOR DESIGNATION



PRESENT CONDITIONS



425 North Howard Street- Demolition Hearing I



JULY 14TH CHAP HEARING

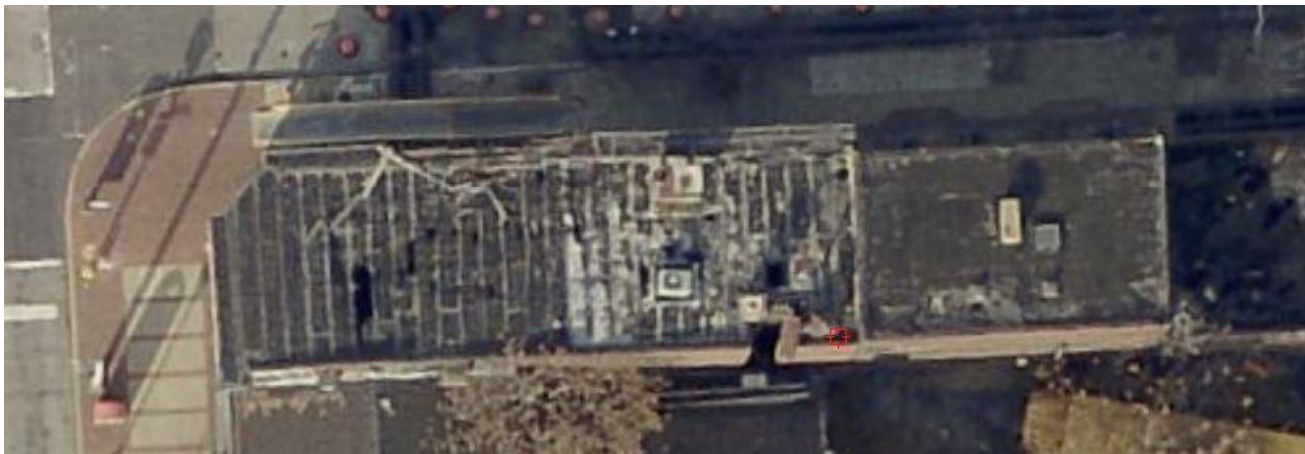


425 North Howard Street- Demolition Hearing I

CONDITIONS FROM JUNE 2020 ENGINEERS REPORT

- With the existing wood structure now holding a significant amount of moisture, some portions of the existing wood structure have already failed and collapsed onto lower levels. Because the remaining existing framing is generally in the same compromised condition as that which has failed, including roof members which are still supporting heavy rooftop equipment, the portions of the floors and roof still intact are unsafe for human occupancy/traffic.
- The compromised floor and roof framing results in a lack of adequate positive connection between floor and roof diaphragms and the existing brick walls that rely on these diaphragms for stability in the form of lateral bracing.
- The north elevation of the building is clearly out of plumb at mid-height suggesting that the wall may already be buckling.
- The inability to safely remove damaged existing framing via conventional demolition methods results in significant and potentially cost prohibitive challenges with the installation of temporary structure to stabilize the existing brick walls, and with the erection of new structurally sound floor and wall framing.





2016

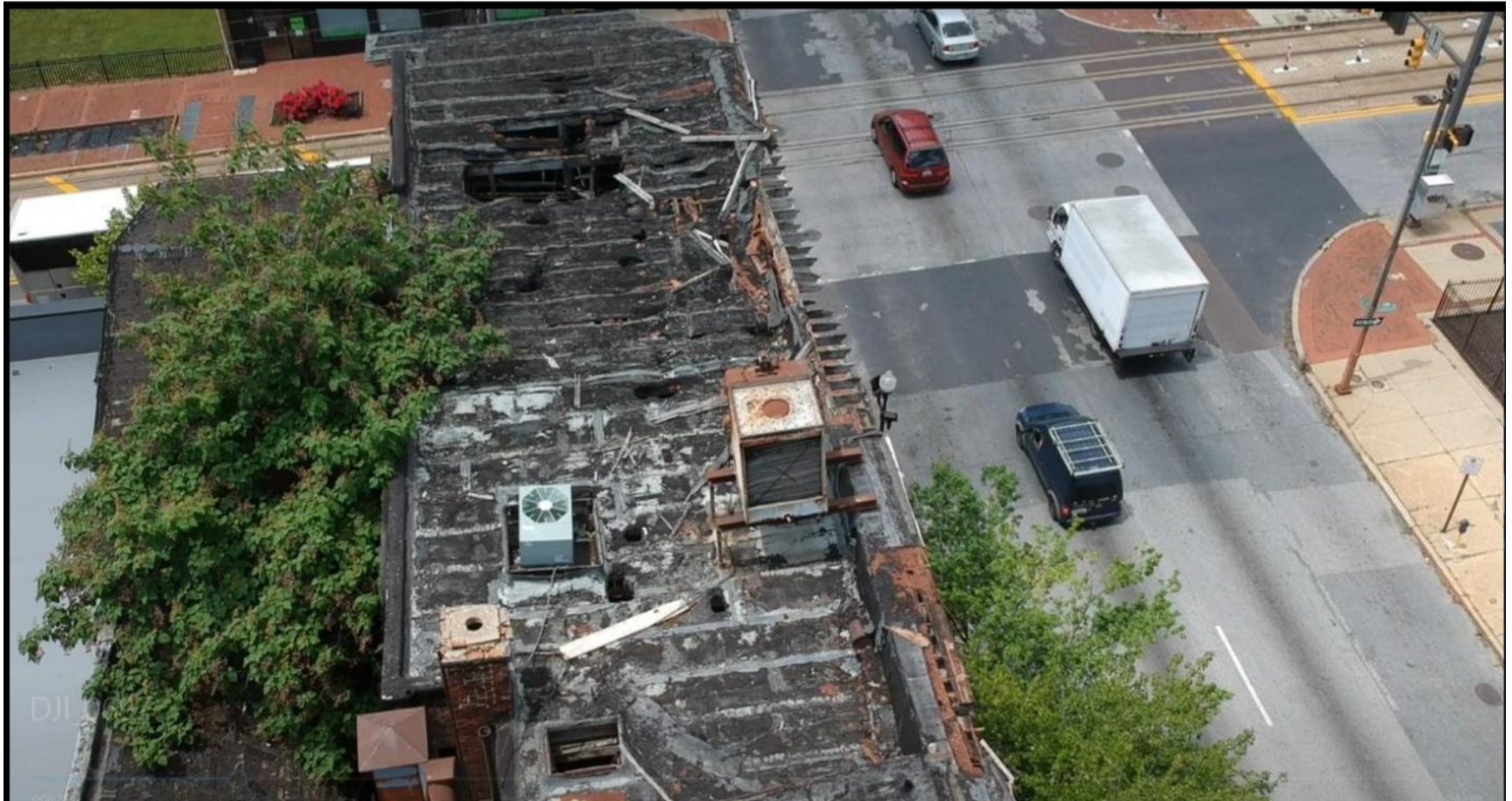


2017



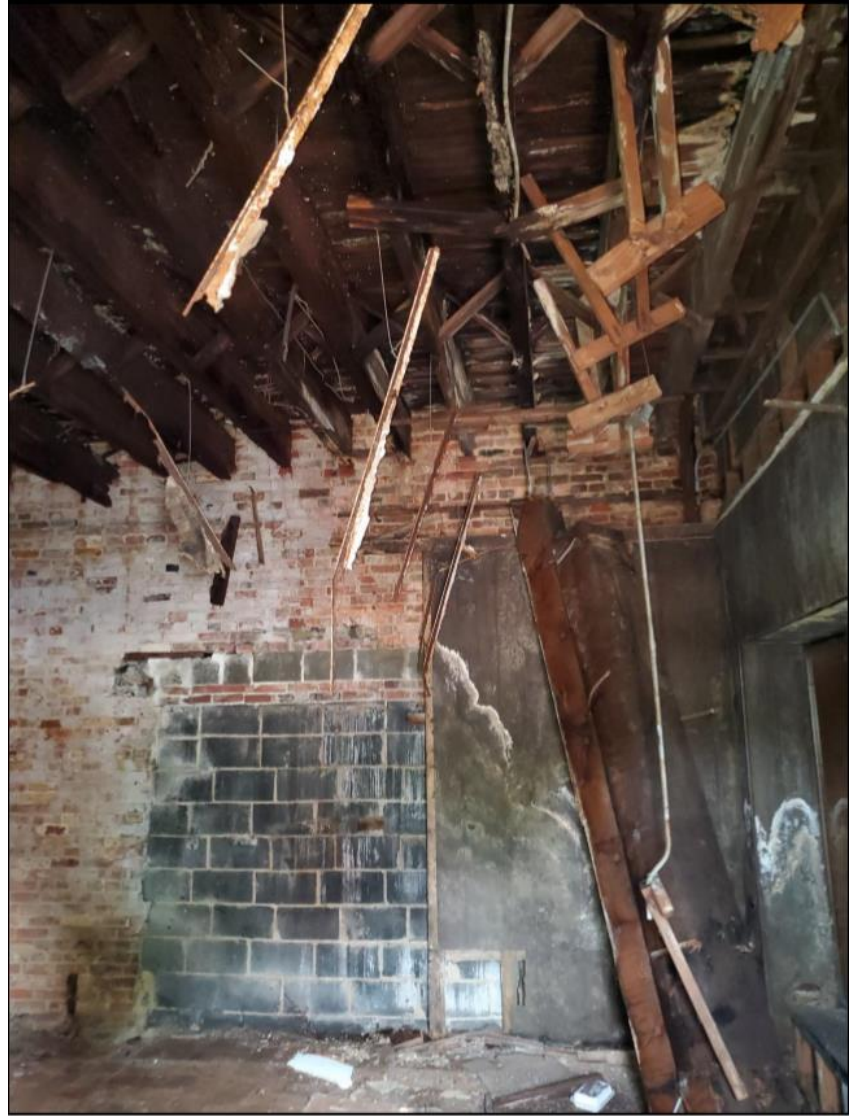
2019











425 North Howard Street- Demolition Hearing I



APPLICATION OF CRITERIA FOR DESIGNATION



425 North Howard Street- Demolition Hearing I

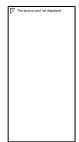
The building at 425 North Howard Street is significant under Criterion 3, for its association with Baltimore architect T. Buckler Ghequier and its Colonial Revival design in a small commercial application.



NEIGHBORHOOD COMMENTS



ANALYSIS



425 North Howard Street- Demolition Hearing I

ANALYSIS

- Staff finds that while the building at 425 North Howard Street still conveys some of its historic appearance in the brickwork and portion of the cornice, many of the historic elements have been removed.
- Furthermore, the building lacks structural integrity, as the walls are out of plumb and are not supported by the floor and roof diaphragms.
- Two reports by structural engineers have stated that the building cannot be safely accessed to stabilize the walls. Saving the building would mean substantial reconstruction, which would remove the only intact historic features on the building - the brickwork and cornice.



RECOMMENDATION



425 North Howard Street- Demolition Hearing I

RECOMMENDATION

Staff recommends a determination that the building has lost integrity and no longer contributes to the historic district.



July 14, 2020 CHAP Hearing

City of Baltimore Commission For Historical and Architectural Preservation



504 South Dallas Street- Addition, Deck & Garage Entry Proposal

REQUEST: Concept Review – Construct new third-story setback addition and front garage entry

ADDRESS: 504 South Dallas Street (Fells Point Historic District)

RECOMMENDATION: Concept approval of plans for third-story addition and explore condition of ground floor fenestration pattern at front beneath Formstone.

STAFF: Walter Edward Leon

ARCHITECT: Eastwing Architects

APPLICANT: Jeff Burkholder



504 South Dallas Street- Addition, Deck & Garage Entry Proposal

Site Conditions: The property at 504 South Dallas was originally two rowhouse structures until the 1950s when the houses were combined that the Formstone façade was applied. It is believed to originally have been built sometime after the Civil War and before the turn of the century using a wide assortment of brick sizes.



JULY 14, 2020 CHAP HEARING

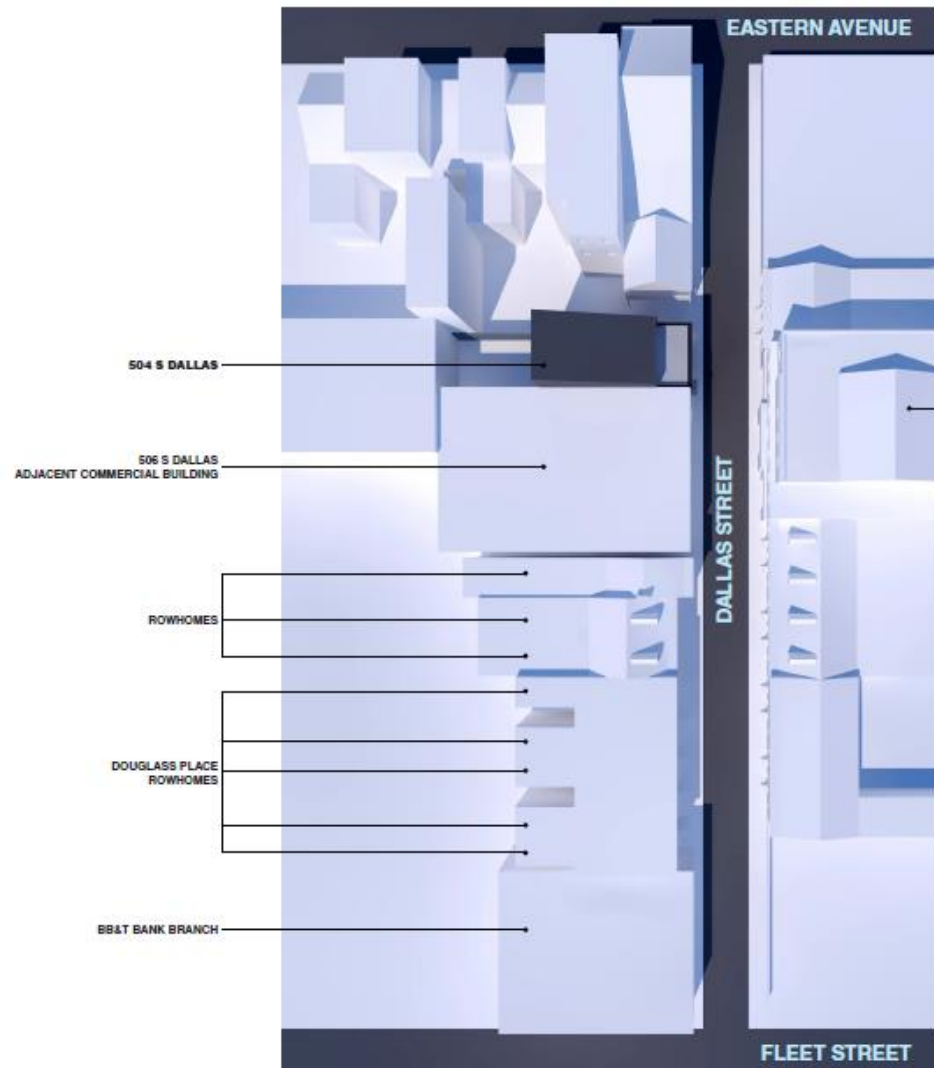


504 South Dallas Street- Addition, Deck & Garage Entry Proposal

BACKGROUND

The Commission and staff have not previously reviewed anything at this site since the creation of the district in 2007.

Historically, the structure consisted of two narrow rowhouses constructed separately from the historically significant Douglass Row of houses at the lower end of the same block.



504 South Dallas Street- Addition, Deck & Garage Entry Proposal

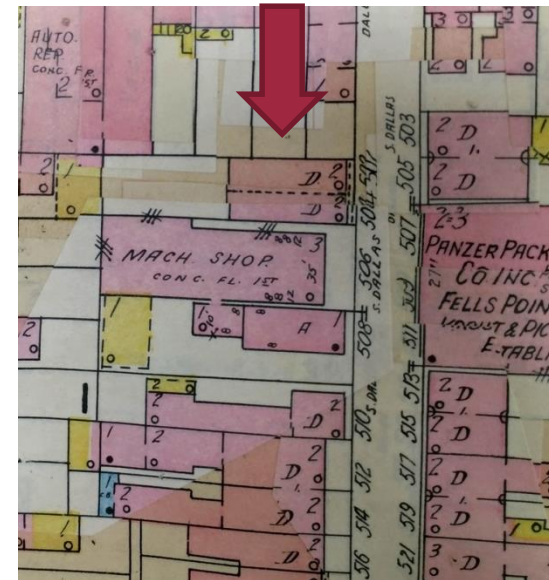
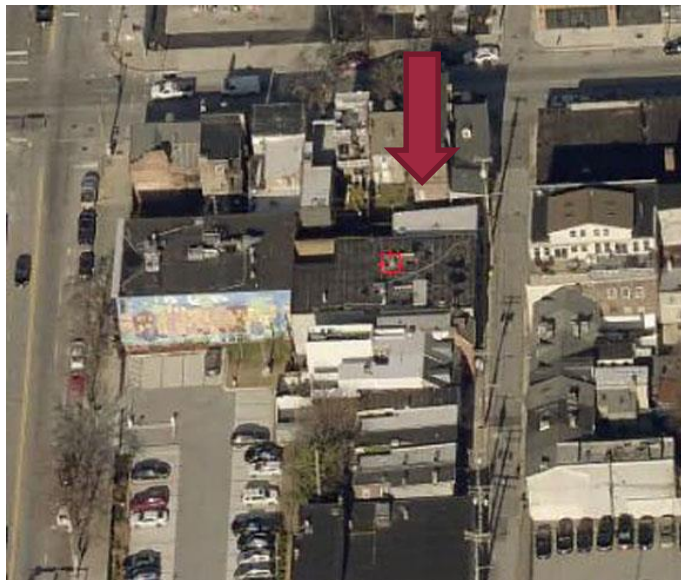
PROPOSAL

The applicants propose to construct a third-story setback addition, a new garage entrance on the front elevation and new setback deck. The Formstone will be removed, and the second-story window opening pattern will be retained.



504 South Dallas Street- Addition, Deck & Garage Entry Proposal

JULY 14, 2020 CHAP HEARING



504 South Dallas Street- Addition, Deck & Garage Entry Proposal

JULY 14, 2020 CHAP HEARING



- CONCEALED GUTTER
- SLIDING GLASS DOOR, MARVIN® OR SIM.
- IPE RAINSCREEN
- BLACK STEEL METAL RAILING
- EXIST. CORNICE TO REMAIN
- EXIST. WINDOW OPENINGS TO REMAIN,
REPLACE WINDOWS w/ NEW WOOD DOUBLEHUNG WINDOWS
PAINTED BLACK
- MODERN EXTERIOR CUBE LIGHT
- NEW GARAGE DOOR
- NEW FULL LITE ENTRY DOOR IN EXIST. WINDOW OPENING
- NEW MARBLE STOOP



504 South Dallas Street- Addition, Deck & Garage Entry Proposal

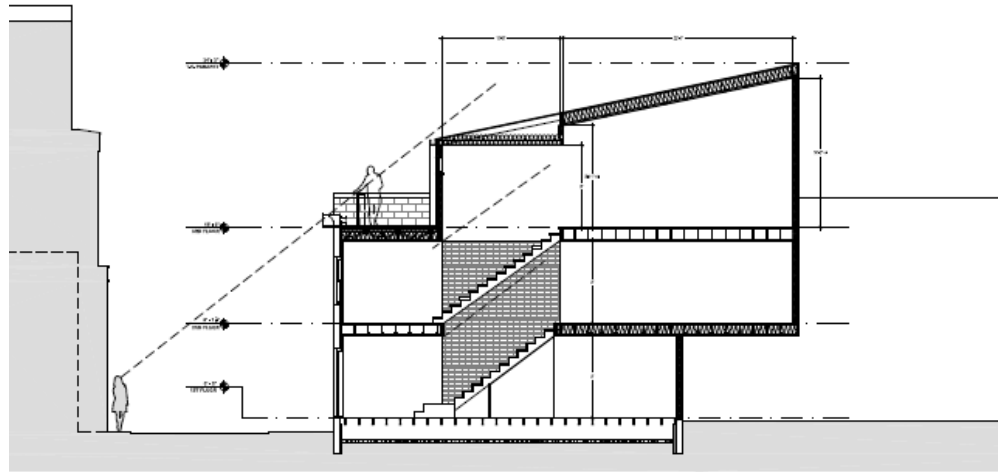
1.8.10 ROOF DECKS

The proposed deck is setback from the front elevation and line-of-site studies show it will not be visible from street level on South Dallas Street.

The deck flooring will be out of sight and hidden by both the setback and front cornice.

The railing will be composed of black metal and setback from the front edge. It cannot be seen from the public right-of-way.

The deck will be accessible from the third-floor room addition that is accessible through the interior.



504 South Dallas Street- Addition, Deck & Garage Entry Proposal

1.2.1 GENERAL

The proposed project plans to remove the Formstone and reconfigure the original--but severely compromised--fenestration patterns of the two original narrow rowhouses.

1.6.1 GENERAL

The applicants propose a new fenestration pattern on the first floor of the facade which had previously been severely compromised and redesigned presumably when the current Formstone was applied.



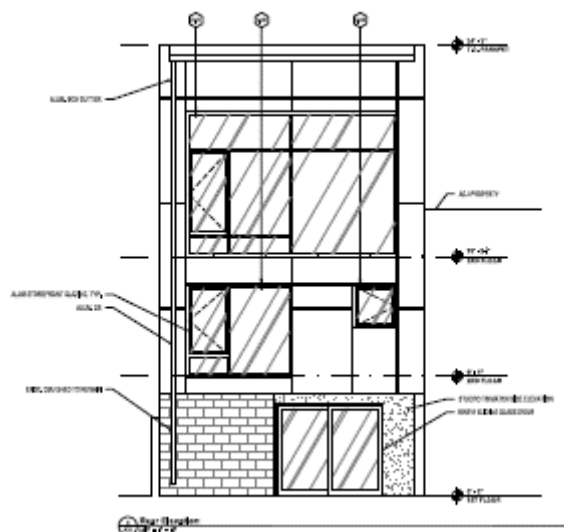
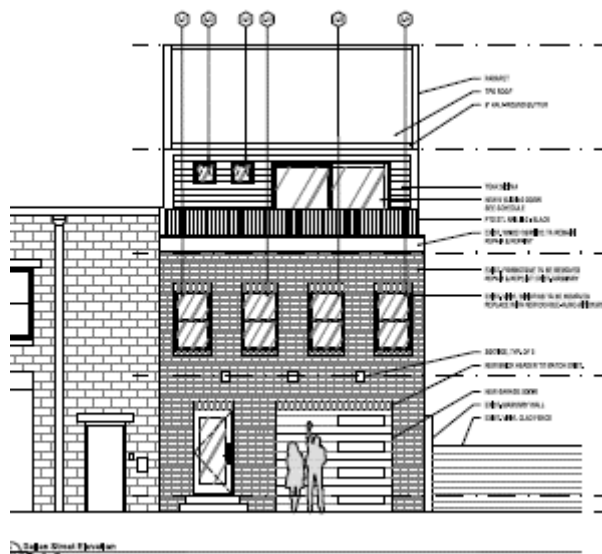
504 South Dallas Street- Addition, Deck & Garage Entry Proposal

1.18 Alterations and Additions

The addition is setback from the front elevation. From the street level directly across from the house it does not appear to be visible.

The front of the proposed addition fits in with a flat roof edge that gradually rises to the rear and that is not visible from the front ground level and thus allows the addition to blend in. Rear facing neighboring properties will see a design that expresses a higher interior space that brings in light and a contemporary redesign of the typical shed roof seen throughout the city.

The proposal is set back from the front elevation and cantilevers over the rear yard while dramatically rising up to allow for a glass rear wall.



504 South Dallas Street- Addition, Deck & Garage Entry Proposal



JULY 14, 2020 CHAP HEARING

504 South Dallas Street- Addition, Deck & Garage Entry Proposal

ANALYSIS

The proposed addition meets the CHAP Guidelines for height, massing and scale. The front roof deck meets the Guidelines for setting and setback. However, the proposal of a new garage entry does not meet the CHAP Guidelines. Nevertheless, the garage opening would be located on a section of the facade that has been drastically altered during earlier renovations and the opening does reflect other more recent but pre-CHAP garage entries on the upper part of the South Dallas Street block.



504 South Dallas Street- Addition, Deck & Garage Entry Proposal

NEIGHBORHOOD COMMENTS

The Fell Point Design Review Committee and the Fells Point Task Force were notified and provided the plans as per the CHAP Rules and Procedures for the proposal. They support the height, massing and scale of the project as well as the introduction of the front deck and garage entry. See attached for DRC comments.

RECOMMENDATION: Concept approval of plans for height, massing and scale for third-story addition and explore the condition of ground floor fenestration pattern at front beneath Formstone.

